

ARCHITECTS, SCULPTORS AND MURAL DECORATORS PLAN AN AMERICAN VERSAILLES

North Shore of Long Island, on Manhasset Bay, the Location.

THREE YACHTS FOR COMMUTERS

Clubhouse, Casino and Artificial Harbor and Indoor Theatre Included for \$10,000 a Year.

An American Versailles is to be built on the north shore of Long Island, on Manhasset Bay, just south of Port Washington, five miles beyond New York City's limits.

The men who are creating this new Versailles are among the foremost architects, sculptors and painters in America. Thomas Hastings, of Carrère & Hastings, is the architect who is drawing the plans. Owen Brinnard, of the same firm, has charge of all the engineering work. Frederick MacMonie, Paul Bartlett and Robert Aiken are the famous sculptors who will create the three largest fountains. They will also act as the committee in control of the many sculptural features. J. Alden Weir, president of the National Academy of Design; Edwin Blashfield, Frank V. Du Mond, Maxfield Parrish and Jules Guerin will have charge of all the mural and interior decorations.

Plans and pictures of this American Versailles are now on exhibition at the National Academy of Design, No. 216 West Fifty-seventh Street.

Penryn Stanlaw is president of the organization and Walter Russell the director general.

The grounds of the "Dominion of Versailles," as it is called, are about 180 acres in extent.

A magnificent palace will be built on the summit of this elevation, the highest portion of the grounds. It will not be a copy of the Chateau de Versailles, in France, but an American adaptation of it.

The chateau will be just half a mile distant from the waterfront. This great structure will be 1,200 feet in length, or nearly equal to the extent of five north and south blocks in New York City.

In the lower portions of the chateau the average height will be eight stories. Elsewhere, exclusive of the towers, the average will be sixteen stories.

The great entrance hall will be the first striking feature on entering the chateau. Two splendid stairways will lead from this.

From the main floor of the great hall-room one will pass directly, through a large colonnade, to a partially enclosed garden that overlooks the grounds of the chateau. This garden will be flanked on either side by the restaurants, which will seat comfortably more than 2,000 persons.

Under the chateau there will be a sub-street, which will furnish means of access by automobiles to the various elevator groups of the building. Transportation to all parts of the ground will be furnished by electric motor cars. In this sub-street there will be an arcade of artistic little shops where every necessity and most luxuries may be purchased.

A great organ placed in the chateau will, by means of a special electric equipment, carry its notes into the grounds.

Transportation by water to and from New York will be free for the owners of Versailles. It is proposed to have three big steam yachts, as large and as fast as the fastest of the world.

Persons living in the chateau may have their own servants, or they can employ such as they wish at any time for an hour, or a day, or a week, from the regular staff that will be maintained for that purpose.

Among the other buildings which are part of the general plan of the Dominion of Versailles are a casino and a

yacht clubhouse. An artificial harbor will be constructed. At the end of the harbor will be a bathing beach with inside these breakwaters, with facilities for sea bathing at night by means of underwater illumination.

There will be an indoor theatre that will seat from 750 to 1,000 persons. The air theatre that will accommodate 2,000. The seats will be on the terraces covered with greenery. The stage will be framed by a row of sculpture.

There will be a school building, in which will be a Montessori kindergarten. The stockholders of the Dominion of Versailles alone will live in it. The entire property will belong to them, subject to no mortgage or bonded indebtedness. This is unique for a \$20,000,000 enterprise.

The chateau, which will be the home of the thousand or more cooperative owners of the Dominion of Versailles, will contain 2,500 "units," or minimum divisions of space. Each of these units is about 10,000 cubic feet. They may be separated or combined. From a single unit it would be possible to get a living room, a dining room, a kitchenette and two sleeping rooms. The average size of all these rooms would be 12 by 13 feet.

In a three-unit apartment there would be space for a large studio room, 20 feet wide by 26 feet long by 20 feet high; a large dining room adjoining, with a pantry, kitchen, etc., for house-keeping and enough additional space for a library and six bedrooms. All the rooms, except the studio, would have 10-foot ceilings.

The price for one of these units of space is \$10,000, or more, according to location. A person may purchase as many of these units as he wishes. Five units, for example, would contain more usable space than there is in the largest of country houses. The cost would be much less.

only by Newark and Jersey City. The last census of its manufacturing, which was taken in 1914 by the United States government, shows that there were then 128 industrial establishments in the city, an increase of 46 over the previous census of 1909. There were 10,566 persons engaged in manufacturing, an increase of 2,000 over the 1909 figure.

The boom started about twenty years ago and there has been practically no let up since. Said boom was a little late in getting started, for the town was settled before Robert Trent made his initial visit to the shores of the Perth Amboy, but it surely has made up in the last decade for much lost time. Recent activities indicate that the boom has not yet reached its peak.

The town is Perth Amboy, to-day probably the busiest city of its size in the East. Realty experts say it is destined to become one of the leading ports of the Atlantic coast, as it is admirably situated at the junction of the States Island Sound and the Raritan River, overlooking the Raritan Bay. Besides, it has six miles of navigable waterfront and is tapped by four railroads. The place was incorporated as a city in 1719. Preparations are already being made to celebrate, two years hence, the 200th anniversary of the city's incorporation. Mayor Garretson has named the entire population of the city as a committee to consider plans for this celebration, which probably will take the same form as that now being held in Newark in commemoration of the 250th anniversary of the founding of the metropolis of New Jersey.

Improving Many Sites. Among the many large buildings being erected in the town are two theatres, a hotel, a \$100,000 church edifice and dwellings to house the rapidly growing population of the city. Ground will soon be broken for two more church structures. Realty values have advanced in leaps. Properties in the main business section of the city sell readily at \$1,000 a front foot, and many others higher than that have been made. Only recently some property that had been bought for \$149,000 and resold in remarkably short time for approximately \$250,000. In the last two years a \$100,000 building, costing nearly \$150,000, to new schools and additions to two others have been built.

Perth Amboy is third in the value of manufactured products among the cities of New Jersey, being ranked

second by Newark and Jersey City. The last census of its manufacturing, which was taken in 1914 by the United States government, shows that there were then 128 industrial establishments in the city, an increase of 46 over the previous census of 1909. There were 10,566 persons engaged in manufacturing, an increase of 2,000 over the 1909 figure.

The boom started about twenty years ago and there has been practically no let up since. Said boom was a little late in getting started, for the town was settled before Robert Trent made his initial visit to the shores of the Perth Amboy, but it surely has made up in the last decade for much lost time. Recent activities indicate that the boom has not yet reached its peak.

The town is Perth Amboy, to-day probably the busiest city of its size in the East. Realty experts say it is destined to become one of the leading ports of the Atlantic coast, as it is admirably situated at the junction of the States Island Sound and the Raritan River, overlooking the Raritan Bay. Besides, it has six miles of navigable waterfront and is tapped by four railroads. The place was incorporated as a city in 1719. Preparations are already being made to celebrate, two years hence, the 200th anniversary of the city's incorporation. Mayor Garretson has named the entire population of the city as a committee to consider plans for this celebration, which probably will take the same form as that now being held in Newark in commemoration of the 250th anniversary of the founding of the metropolis of New Jersey.

Improving Many Sites. Among the many large buildings being erected in the town are two theatres, a hotel, a \$100,000 church edifice and dwellings to house the rapidly growing population of the city. Ground will soon be broken for two more church structures. Realty values have advanced in leaps. Properties in the main business section of the city sell readily at \$1,000 a front foot, and many others higher than that have been made. Only recently some property that had been bought for \$149,000 and resold in remarkably short time for approximately \$250,000. In the last two years a \$100,000 building, costing nearly \$150,000, to new schools and additions to two others have been built.

Perth Amboy is third in the value of manufactured products among the cities of New Jersey, being ranked

second by Newark and Jersey City. The last census of its manufacturing, which was taken in 1914 by the United States government, shows that there were then 128 industrial establishments in the city, an increase of 46 over the previous census of 1909. There were 10,566 persons engaged in manufacturing, an increase of 2,000 over the 1909 figure.

The boom started about twenty years ago and there has been practically no let up since. Said boom was a little late in getting started, for the town was settled before Robert Trent made his initial visit to the shores of the Perth Amboy, but it surely has made up in the last decade for much lost time. Recent activities indicate that the boom has not yet reached its peak.

The town is Perth Amboy, to-day probably the busiest city of its size in the East. Realty experts say it is destined to become one of the leading ports of the Atlantic coast, as it is admirably situated at the junction of the States Island Sound and the Raritan River, overlooking the Raritan Bay. Besides, it has six miles of navigable waterfront and is tapped by four railroads. The place was incorporated as a city in 1719. Preparations are already being made to celebrate, two years hence, the 200th anniversary of the city's incorporation. Mayor Garretson has named the entire population of the city as a committee to consider plans for this celebration, which probably will take the same form as that now being held in Newark in commemoration of the 250th anniversary of the founding of the metropolis of New Jersey.

Improving Many Sites. Among the many large buildings being erected in the town are two theatres, a hotel, a \$100,000 church edifice and dwellings to house the rapidly growing population of the city. Ground will soon be broken for two more church structures. Realty values have advanced in leaps. Properties in the main business section of the city sell readily at \$1,000 a front foot, and many others higher than that have been made. Only recently some property that had been bought for \$149,000 and resold in remarkably short time for approximately \$250,000. In the last two years a \$100,000 building, costing nearly \$150,000, to new schools and additions to two others have been built.

Perth Amboy is third in the value of manufactured products among the cities of New Jersey, being ranked

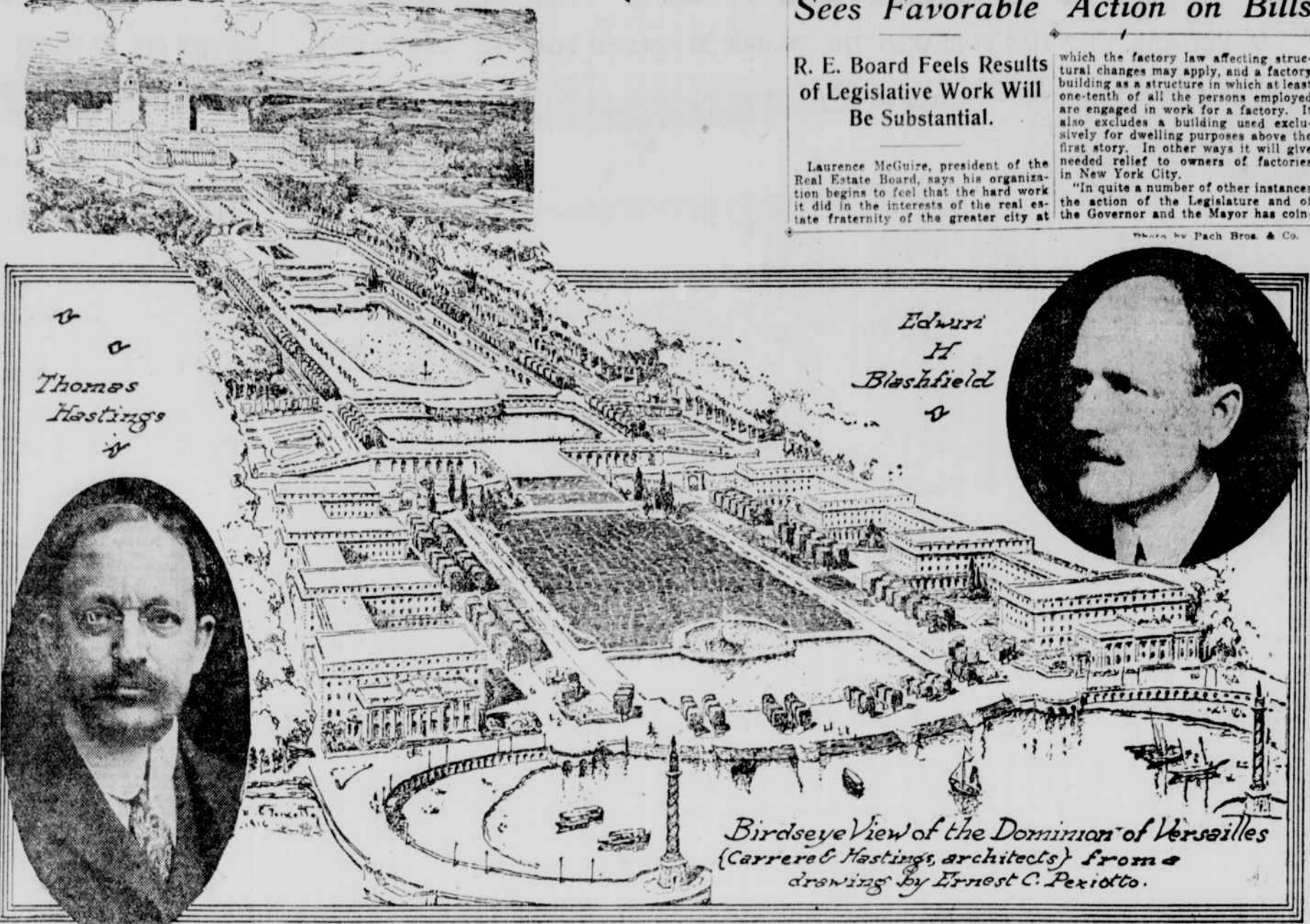


Photo by Alman & Co.

There will be an indoor theatre that will seat from 750 to 1,000 persons. The air theatre that will accommodate 2,000. The seats will be on the terraces covered with greenery. The stage will be framed by a row of sculpture.

There will be a school building, in which will be a Montessori kindergarten. The stockholders of the Dominion of Versailles alone will live in it. The entire property will belong to them, subject to no mortgage or bonded indebtedness. This is unique for a \$20,000,000 enterprise.

The chateau, which will be the home of the thousand or more cooperative owners of the Dominion of Versailles, will contain 2,500 "units," or minimum divisions of space. Each of these units is about 10,000 cubic feet. They may be separated or combined. From a single unit it would be possible to get a living room, a dining room, a kitchenette and two sleeping rooms. The average size of all these rooms would be 12 by 13 feet.

In a three-unit apartment there would be space for a large studio room, 20 feet wide by 26 feet long by 20 feet high; a large dining room adjoining, with a pantry, kitchen, etc., for house-keeping and enough additional space for a library and six bedrooms. All the rooms, except the studio, would have 10-foot ceilings.

The price for one of these units of space is \$10,000, or more, according to location. A person may purchase as many of these units as he wishes. Five units, for example, would contain more usable space than there is in the largest of country houses. The cost would be much less.

only by Newark and Jersey City. The last census of its manufacturing, which was taken in 1914 by the United States government, shows that there were then 128 industrial establishments in the city, an increase of 46 over the previous census of 1909. There were 10,566 persons engaged in manufacturing, an increase of 2,000 over the 1909 figure.

The boom started about twenty years ago and there has been practically no let up since. Said boom was a little late in getting started, for the town was settled before Robert Trent made his initial visit to the shores of the Perth Amboy, but it surely has made up in the last decade for much lost time. Recent activities indicate that the boom has not yet reached its peak.

The town is Perth Amboy, to-day probably the busiest city of its size in the East. Realty experts say it is destined to become one of the leading ports of the Atlantic coast, as it is admirably situated at the junction of the States Island Sound and the Raritan River, overlooking the Raritan Bay. Besides, it has six miles of navigable waterfront and is tapped by four railroads. The place was incorporated as a city in 1719. Preparations are already being made to celebrate, two years hence, the 200th anniversary of the city's incorporation. Mayor Garretson has named the entire population of the city as a committee to consider plans for this celebration, which probably will take the same form as that now being held in Newark in commemoration of the 250th anniversary of the founding of the metropolis of New Jersey.

Improving Many Sites. Among the many large buildings being erected in the town are two theatres, a hotel, a \$100,000 church edifice and dwellings to house the rapidly growing population of the city. Ground will soon be broken for two more church structures. Realty values have advanced in leaps. Properties in the main business section of the city sell readily at \$1,000 a front foot, and many others higher than that have been made. Only recently some property that had been bought for \$149,000 and resold in remarkably short time for approximately \$250,000. In the last two years a \$100,000 building, costing nearly \$150,000, to new schools and additions to two others have been built.

Perth Amboy is third in the value of manufactured products among the cities of New Jersey, being ranked

second by Newark and Jersey City. The last census of its manufacturing, which was taken in 1914 by the United States government, shows that there were then 128 industrial establishments in the city, an increase of 46 over the previous census of 1909. There were 10,566 persons engaged in manufacturing, an increase of 2,000 over the 1909 figure.

The boom started about twenty years ago and there has been practically no let up since. Said boom was a little late in getting started, for the town was settled before Robert Trent made his initial visit to the shores of the Perth Amboy, but it surely has made up in the last decade for much lost time. Recent activities indicate that the boom has not yet reached its peak.

The town is Perth Amboy, to-day probably the busiest city of its size in the East. Realty experts say it is destined to become one of the leading ports of the Atlantic coast, as it is admirably situated at the junction of the States Island Sound and the Raritan River, overlooking the Raritan Bay. Besides, it has six miles of navigable waterfront and is tapped by four railroads. The place was incorporated as a city in 1719. Preparations are already being made to celebrate, two years hence, the 200th anniversary of the city's incorporation. Mayor Garretson has named the entire population of the city as a committee to consider plans for this celebration, which probably will take the same form as that now being held in Newark in commemoration of the 250th anniversary of the founding of the metropolis of New Jersey.

Improving Many Sites. Among the many large buildings being erected in the town are two theatres, a hotel, a \$100,000 church edifice and dwellings to house the rapidly growing population of the city. Ground will soon be broken for two more church structures. Realty values have advanced in leaps. Properties in the main business section of the city sell readily at \$1,000 a front foot, and many others higher than that have been made. Only recently some property that had been bought for \$149,000 and resold in remarkably short time for approximately \$250,000. In the last two years a \$100,000 building, costing nearly \$150,000, to new schools and additions to two others have been built.

Perth Amboy is third in the value of manufactured products among the cities of New Jersey, being ranked

second by Newark and Jersey City. The last census of its manufacturing, which was taken in 1914 by the United States government, shows that there were then 128 industrial establishments in the city, an increase of 46 over the previous census of 1909. There were 10,566 persons engaged in manufacturing, an increase of 2,000 over the 1909 figure.

The boom started about twenty years ago and there has been practically no let up since. Said boom was a little late in getting started, for the town was settled before Robert Trent made his initial visit to the shores of the Perth Amboy, but it surely has made up in the last decade for much lost time. Recent activities indicate that the boom has not yet reached its peak.

The town is Perth Amboy, to-day probably the busiest city of its size in the East. Realty experts say it is destined to become one of the leading ports of the Atlantic coast, as it is admirably situated at the junction of the States Island Sound and the Raritan River, overlooking the Raritan Bay. Besides, it has six miles of navigable waterfront and is tapped by four railroads. The place was incorporated as a city in 1719. Preparations are already being made to celebrate, two years hence, the 200th anniversary of the city's incorporation. Mayor Garretson has named the entire population of the city as a committee to consider plans for this celebration, which probably will take the same form as that now being held in Newark in commemoration of the 250th anniversary of the founding of the metropolis of New Jersey.

Improving Many Sites. Among the many large buildings being erected in the town are two theatres, a hotel, a \$100,000 church edifice and dwellings to house the rapidly growing population of the city. Ground will soon be broken for two more church structures. Realty values have advanced in leaps. Properties in the main business section of the city sell readily at \$1,000 a front foot, and many others higher than that have been made. Only recently some property that had been bought for \$149,000 and resold in remarkably short time for approximately \$250,000. In the last two years a \$100,000 building, costing nearly \$150,000, to new schools and additions to two others have been built.

Perth Amboy is third in the value of manufactured products among the cities of New Jersey, being ranked

second by Newark and Jersey City. The last census of its manufacturing, which was taken in 1914 by the United States government, shows that there were then 128 industrial establishments in the city, an increase of 46 over the previous census of 1909. There were 10,566 persons engaged in manufacturing, an increase of 2,000 over the 1909 figure.

The boom started about twenty years ago and there has been practically no let up since. Said boom was a little late in getting started, for the town was settled before Robert Trent made his initial visit to the shores of the Perth Amboy, but it surely has made up in the last decade for much lost time. Recent activities indicate that the boom has not yet reached its peak.

The town is Perth Amboy, to-day probably the busiest city of its size in the East. Realty experts say it is destined to become one of the leading ports of the Atlantic coast, as it is admirably situated at the junction of the States Island Sound and the Raritan River, overlooking the Raritan Bay. Besides, it has six miles of navigable waterfront and is tapped by four railroads. The place was incorporated as a city in 1719. Preparations are already being made to celebrate, two years hence, the 200th anniversary of the city's incorporation. Mayor Garretson has named the entire population of the city as a committee to consider plans for this celebration, which probably will take the same form as that now being held in Newark in commemoration of the 250th anniversary of the founding of the metropolis of New Jersey.

Improving Many Sites. Among the many large buildings being erected in the town are two theatres, a hotel, a \$100,000 church edifice and dwellings to house the rapidly growing population of the city. Ground will soon be broken for two more church structures. Realty values have advanced in leaps. Properties in the main business section of the city sell readily at \$1,000 a front foot, and many others higher than that have been made. Only recently some property that had been bought for \$149,000 and resold in remarkably short time for approximately \$250,000. In the last two years a \$100,000 building, costing nearly \$150,000, to new schools and additions to two others have been built.

Perth Amboy is third in the value of manufactured products among the cities of New Jersey, being ranked

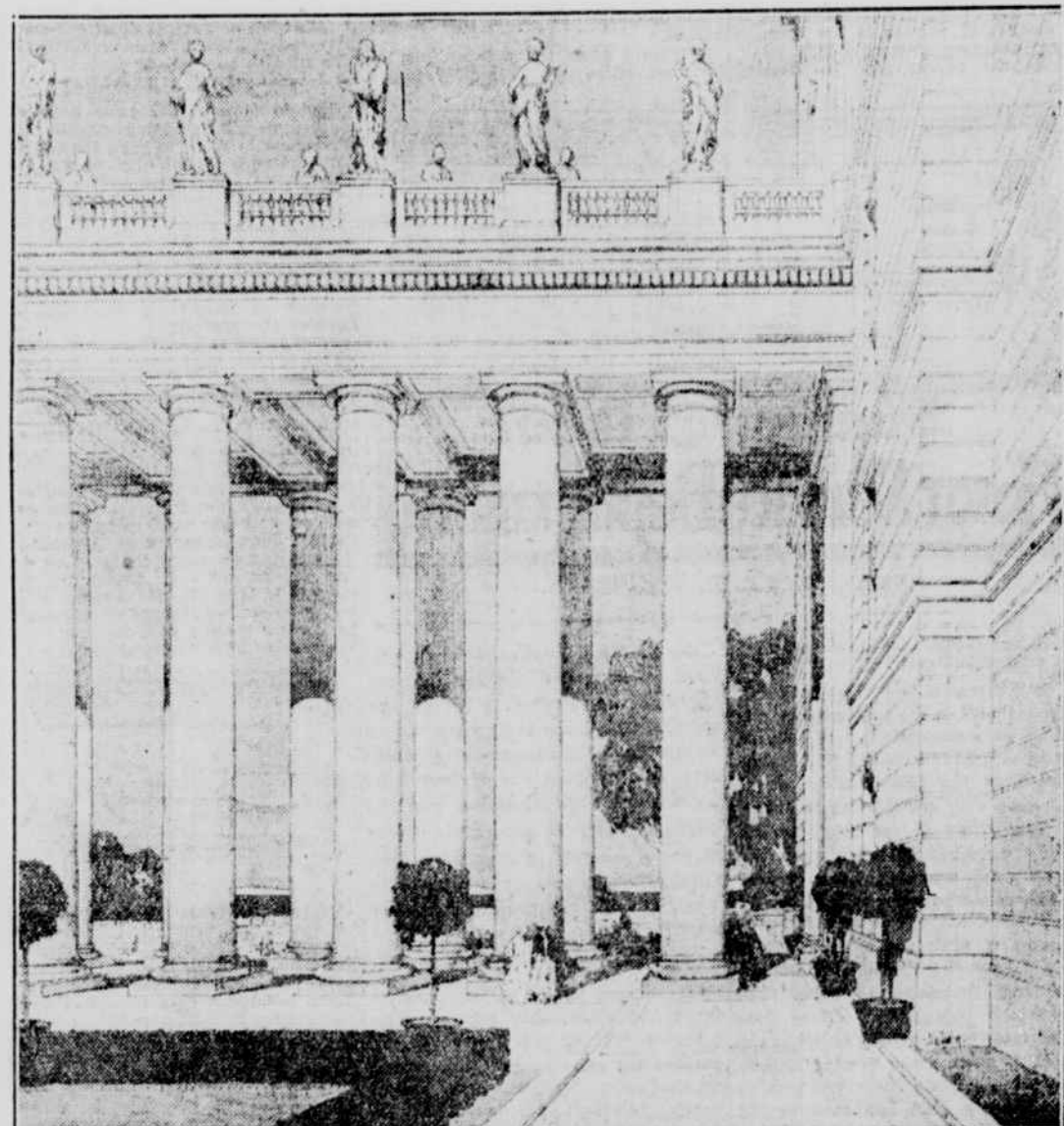
second by Newark and Jersey City. The last census of its manufacturing, which was taken in 1914 by the United States government, shows that there were then 128 industrial establishments in the city, an increase of 46 over the previous census of 1909. There were 10,566 persons engaged in manufacturing, an increase of 2,000 over the 1909 figure.

The boom started about twenty years ago and there has been practically no let up since. Said boom was a little late in getting started, for the town was settled before Robert Trent made his initial visit to the shores of the Perth Amboy, but it surely has made up in the last decade for much lost time. Recent activities indicate that the boom has not yet reached its peak.

The town is Perth Amboy, to-day probably the busiest city of its size in the East. Realty experts say it is destined to become one of the leading ports of the Atlantic coast, as it is admirably situated at the junction of the States Island Sound and the Raritan River, overlooking the Raritan Bay. Besides, it has six miles of navigable waterfront and is tapped by four railroads. The place was incorporated as a city in 1719. Preparations are already being made to celebrate, two years hence, the 200th anniversary of the city's incorporation. Mayor Garretson has named the entire population of the city as a committee to consider plans for this celebration, which probably will take the same form as that now being held in Newark in commemoration of the 250th anniversary of the founding of the metropolis of New Jersey.

Improving Many Sites. Among the many large buildings being erected in the town are two theatres, a hotel, a \$100,000 church edifice and dwellings to house the rapidly growing population of the city. Ground will soon be broken for two more church structures. Realty values have advanced in leaps. Properties in the main business section of the city sell readily at \$1,000 a front foot, and many others higher than that have been made. Only recently some property that had been bought for \$149,000 and resold in remarkably short time for approximately \$250,000. In the last two years a \$100,000 building, costing nearly \$150,000, to new schools and additions to two others have been built.

Perth Amboy is third in the value of manufactured products among the cities of New Jersey, being ranked



Looking toward the Sound from the inner court of the great colonnade of the chateau—from a painting by Jules Guerin.

millions of dollars' worth of products is turned out annually and hundreds of thousands of dollars in wages are paid. The industrial and commercial district of which Perth Amboy is the heart comprises a population of nearly 100,000, fully 25,000 of whom are engaged in manufacturing and the great majority of whom spend their money in the stores of the city and deposit their savings in its banks.

Like every progressive city in the United States to-day, Perth Amboy has an active and aggressive commercial organization, which is known as the Board of Trade. This board was reorganized more than three years ago, and soon after its reorganization it was equipped with the best of modern business methods.

The officers are: President, O. W. Ramsay, president of the East Jersey Contracting Company; first vice-president, Jean Du Bois, manager of the Roesler & Haas Chemical Company; second vice-president, D. P. Olmstead, president of the Perth Amboy Evening News Company; third vice-president, R. L. Fowler, manager of the Chamber Asphalt Paving Company; fourth vice-president, A. C. Clark, manager of the Raritan Copper Works; treasurer, Harry Conrad, president of the Perth Amboy Trust Company.

The directors of the board are: C. D. Boynton, president of the Boynton Real Estate Company; Albert Leon, merchant; George F. Reynolds, merchant; J. R. Crouse, alderman; Charles V. Bacon, Bernhard Voigt, Tiger Shirt Makers, Inc.; and Joseph E. O'Donnell & Edward J. Thompson.

Frank J. Matchette, lessee of the Hotel Pennsylvania, about to be erected,

has leased offices in the Architects Building, at 101 Park av.

The Charles F. Noyes Company leased a floor in 344 and 346 East 32d st. to George E. Boll for five years, and space in the Schieren Building to John H. Smith and Higgins & Gollmer.

The Duroes Company leased for Lachman & Jacob, 65 and 67 North Moore st., between Hudson and Greenwich sts., a six-story and basement building, to the Dural Company; also building at 707 Greenwich st. to the California Essence Distilling Works; store at 789 Greenwich st. to the J. M. Thompson Company; lots to Seligman Bros., Samuel Walshe and the Royalton Company.

The 190th Street Holding Company, Hyman Horowitz, president, has purchased from S. Morris a frontage of 25 feet on Fifth av. by 75 feet deep, with extensions on 70th and 80th sts., making a total width from street to street of 200 feet, for improvement with a theatre to accommodate 2,000 persons. The investment will represent about \$200,000.

William G. Rehbein sold 219 Bond st., near Baitz, a two-story dwelling, to M. Hansen, and 347 17th st., near Seventh av., a three-story double flat for A. Schenck to an investor.

A. W. Cherrington sold to the Covington Realty Company twelve lots, 240 to 250, on the north side of 49th st., 100 feet wide of Eighteenth av., to be immediately improved with one-family detached houses.

Charles E. Rickerson leased the dwellings at 489 2d av. for Louis Bonert, and 100 Park Place for Robert Henke.

Frank A. Seaver & Co. sold a lot on the east side of Fourth av., 20 feet north of Bay Ridge av., opposite Fourth av. subway station, for the Bay Ridge Land and Improvement Company, to a builder, who will immediately erect a three-story brick store and flats.

The Bulkeley & Horton Company sold 134 Vanderbilt av., a three-story and basement dwelling, for Sarah E. Morris to an investor.

the last session of the Legislature will be productive of substantial results. Governor Whitman is expected to act favorably on the bills advocated by the organization in the near future.

"Great credit is due to the conference committee of Real Estate and Commercial Organizations for getting through the Legislature the Lockwood-Elmhurst bill, which was signed by Governor Whitman Wednesday," continued Mr. McGuire. "This conference, however, was originally called together in November, 1914, by the Real Estate Board, and included taxpayer and business organizations throughout the five boroughs. The bill presented to the Legislature of 1915 passed, but was vetoed by the Mayor. The present bill is substantially the same measure, except that it does not affect the Tenement House Department. Its provisions are now generally known."

"The bill changing the dates for the assessment and collection of taxes was vigorously opposed by the Real Estate Board, both before the Mayor and before the Governor. It would have completely disarranged our tax system, with no commensurate benefit, and added greatly to the tax burden on real estate owners. The Mayor's veto on Wednesday last killed the bill."

"The Marsh bill, removing the necessity for fire alarm signal systems and fire drills in sprinklered buildings, approved and urged by the board, has been signed by the Governor."

"The Marsh bill requiring foreign insurance companies to pay a 2 per cent tax on premiums on reinsured risks has been vetoed by the Mayor and thus killed. This bill would have added greatly to the insurance paid by real estate owners and was opposed by the board. Under its provisions the tax on a \$100 premium, now \$2, would have risen as high as \$4.40 on a distributed risk."

"Among the other bills now before the Governor there seems little doubt that the amendments to the Torrens act for registering titles will become law."

"It is also believed that the Governor will sign the bill, introduced by the special legislative committee to investigate labor legislation, amending the labor law generally."

"This redefines a factory, making six persons the required number under

which the factory law affecting structural changes may apply, and a factory building as a structure in which at least one-tenth of all the persons employed are engaged in work for a factory. It also excludes a building used exclusively for dwelling purposes above the first story. In other ways it will give needed relief to owners of factories in New York City."

"In quite a number of other instances the action of the Legislature and of the Governor and the Mayor has coincided with the views of the board, so that, taking it by and large, the board may well feel that its close attention to legislative matters has this year, more than in any previous one, been well rewarded."

"This is an object lesson which should not be lost upon the taxpayers of the city, as showing the value of the effort through a central organization accurately reflecting the attitude of those who pay the enormous sums in taxes necessary, or at least demanded, to carry on the government."

REAL ESTATE FOR SALE OR TO LET. BOROUGH OF QUEENS.

REAL ESTATE FOR SALE OR TO LET. BOROUGH OF QUEENS.

REAL ESTATE FOR SALE OR TO LET. BOROUGH OF QUEENS.

Sees Favorable Action on Bills

R. E. Board Feels Results of Legislative Work Will Be Substantial.

Laurence McGuire, president of the Real Estate Board, says his organization begins to feel that the hard work it did in the interests of the real estate fraternity of the greater city at

which the factory law affecting structural changes may apply, and a factory building as a structure in which at least one-tenth of all the persons employed are engaged in work for a factory. It also excludes a building used exclusively for dwelling purposes above the first story. In other ways it will give needed relief to owners of factories in New York City.

"In quite a number of other instances the action of the Legislature and of the Governor and the Mayor has coincided with the views of the board, so that, taking it by and large, the board may well feel that its close attention to legislative matters has this year, more than in any previous one, been well rewarded."

"This is an object lesson which should not be lost upon the taxpayers of the city, as showing the value of the effort through a central organization accurately reflecting the attitude of those who pay the enormous sums in taxes necessary, or at least demanded, to carry on the government."

REAL ESTATE FOR SALE OR TO LET. BOROUGH OF QUEENS.

REAL ESTATE FOR SALE OR TO LET. BOROUGH OF QUEENS.

REAL ESTATE FOR SALE OR TO LET. BOROUGH OF QUEENS.

REAL ESTATE FOR SALE OR TO LET. BOROUGH OF QUEENS.

REAL ESTATE FOR SALE OR TO LET. BOROUGH OF QUEENS.

REAL ESTATE FOR SALE OR TO LET. BOROUGH OF QUEENS.

REAL ESTATE FOR SALE OR TO LET. BOROUGH OF QUEENS.

REAL ESTATE FOR SALE OR TO LET. BOROUGH OF QUEENS.

REAL ESTATE FOR SALE OR TO LET. BOROUGH OF QUEENS.

REAL ESTATE FOR SALE OR TO LET. BOROUGH OF QUEENS.

REAL ESTATE FOR SALE OR TO LET. BOROUGH OF QUEENS.

REAL ESTATE FOR SALE OR TO LET. BOROUGH OF QUEENS.

REAL ESTATE FOR SALE OR TO LET. BOROUGH OF QUEENS.